

June 19, 2007 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

07PR0361

JHM, LLC  
(JHM, LLC)

Dale Magisterial District  
West line of Iron Bridge Road

REQUEST: Approval of a variable reduction to a 100 foot buffer in conjunction with site plan approval.

RECOMMENDATION

Staff recommends deferral for sixty (60) days for the following reason:

To allow time for the applicant to submit architectural elevations, a landscape plan and a second submittal of the site plan, plus time for staff review.

GENERAL INFORMATION

Associated Public Hearing Cases:

73S063 – J. Gilbert Ball  
74S042 - J. H. Martin & Sons Contractors, Inc.  
75S045 – J. H. Martin & Sons Contractors, Inc.  
78S005 – J. H. Martin, Inc.  
81A072 – J. H. Martin & Sons Contractors, Inc.  
06SN0330 – JHM, LLC and Cynthia W. and Steve W. Brickell

Developer:

JHM, LLC

Design Consultant:

Site Engineering – Townes Site Engineering

Location:

Northwest quadrant of Canasta Drive and Iron Bridge Road. Tax ID 773-680-6620, 7615, 8039 and 8757. (Sheet 17).

Existing Zoning and Land Use:

C-5; Commercial and vacant

Size:

5.3 acres

Adjacent Zoning and Land Use:

North - R-7: Single family residential or vacant

South - A and C-3, Single family residential or vacant

East - C-5; Commercial

West - R-7: Single family residential or vacant

BACKGROUND

The site plan has been through one (1) staff review, however the submittal did not include information related to the architecture, landscape or other design elements that are typically included with the information provided to the Planning Commission.

CONCLUSIONS

Staff recommends deferral for sixty (60) days to allow time for the submittal and review of complete site information.



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JHM, LLC

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